

SUB-CHAPTER 2.12
PLANNED COMMERCIAL/LIGHT MANUFACTURING UNIT DEVELOPMENT E-2
REGULATIONS

SECTION

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14-2.1201. Scope. The regulations established in this section are intended to provide optional methods of land development which encourage and permit more imaginative solutions to site, environmental and community design problems. Commercial/light manufacturing areas thus established are characterized by unified building and site development in harmony with surrounding or adjoining land uses. Provision is made for usable open space and supportive facilities which are integrated with the overall development through landscape and architectural treatment.

14-2.1202. Uses permitted. Within a Planned Commercial/Light Manufacturing Unit Development "E-2", as shown on the Zone Map of the City of Alcoa, the following uses are permitted:

- (1) Personal, business and professional services and offices.
- (2) Light manufacturing and processing, research and development facilities, excluding any use which creates corrosive/toxic fumes, gas, smoke, odors, obnoxious dust or vapors, offensive noise or vibrations.
- (3) Enclosed manufacturing uses, such as: assembly and/or refurbishing, printing and publishing (limited to newspapers, books, periodicals, miscellaneous printing and publishing and similar allied industries).
- (4) Warehousing, as appropriate for associated manufacturing use.
- (5) Commercial and retail activities.
- (6) Restaurants, indoor seating only (with outdoor seating and service as allowed as a special exception through the Alcoa Board of Zoning Appeals), where on-site food and beverage consumption are the primary service.
- (7) Public and private parks.
- (8) Shopping Centers.
- (9) Signs relating to the entire planned development. All signs and structures shall be designed as an integral part of the planned development and shall be harmonious with the other design features of the development.

Any other shop, store or light manufacturing use which, in the opinion of the Planning Commission, will be harmonious to the development.

14-2.1203. Building Height and Area Requirements. In no case shall a building or structure exceed five stories or 70 feet in height. Property designated by the Scenic Highway Act shall be required to meet the height limitations set for the in the Act and FAA Height requirements must also be met. The principal building on any lot shall not cover more than fifty (50) percent of the total area of said lot.

14-2.1204. Other requirements.

(1) Peripheral setback requirements—All buildings and structures shall be set back from abutting property line separating the “E-2” and adjoining property a minimum of thirty (35) feet.

(2) Internal lot area, setback, frontage requirements—Internal lot area, setback and frontage requirements within the “E-2” shall be as established by the approved detailed development plan.

(3) Protection of adjoining areas—Ornamental or vegetative screening shall be provided where necessary to protect adjoining areas or uses from noise and light and shall be shown on the detailed development plan approved by the Planning Commission. Such screening shall be by a wall, fence or evergreen hedge at least seven (7) feet in height. In instances where a wall or fence is being used, a combination of ornamental or deciduous tree screenings, or evergreen hedges and shrubs, shall be used to compliment the architecture and landscaping of the overall development.

(4) Administrative procedures—The Planning Commission may recommend the establishment of an “E-2” District or an application may be made to the Planning Commission for rezoning to an “E-2” District in accordance with the amendment procedures set forth in Section 14-2.2401 of this Ordinance and the following:

a. The application for a zoning change to an “E-2” District shall include a concept plan of development of the entire tract at a scale not greater than one inch = 50 feet, showing the general location of proposed uses of land, proposed points of access, the generalized pattern of buildings and structures and such other information as is essential to an understanding of the proposed development and its relationship to surrounding areas and uses.

b. When and after the proposed “E-2” District is established, the owner or proponent of the proposed development shall submit to the Planning Commission for review and approval, a detailed development plan of the proposed development based on the concept plan as expanded to include the following:

1. A legal description and map of the site drawn by an engineer or surveyor licensed to practice in the State of Tennessee, at a scale not greater than one inch = 100 feet, showing the area and boundaries of the site (including the location and dimension of adjoining streets and roads, site easements, names of owners of adjoining land, existing buildings or structures, streams and other significant physical features.

2. A site plan for the proposed development showing the proposed location and dimensions of buildings or structures, internal drives or streets, parking areas, proposed access to the site, contours of the site at an interval not greater than two feet, existing and proposed drainage systems, the location and size of existing and proposed utilities, proposed landscaping, outdoor recreation and other design features.

3. Proposed floor plans of all typical units and elevations of proposed buildings or structures at a scale of not less than 1/8 inch = one foot.

4. Such other architectural, engineering, soils, geological or other data, as may be necessary to explain the site and its proposed development.

5. A proposed schedule of development, indicating the approximate date when construction of the project can be expected to begin, the major stages in which it is proposed to be developed, the approximate dates when each stage of development is proposed to begin and end.

6. A market analysis or other similar information, including the assumptions on which the proposed development is based, its need or demand related to the proposed schedule of development.

7. An analysis, as appropriate, of the likely impact of the development

on adjacent or nearby public streets or roads, utilities, other public facilities or services, or its likely impact on adjacent or nearby critical environmental or development areas.

8. Copies of deed restrictions, restrictive covenants, charter and by-laws of proposed merchants or tenants associations or similar legal instruments that concern or will govern the sale or management of the proposed development, including a management plan.

The Planning Commission may request such additional information as it deems necessary to review and evaluate the proposed development.

Upon receiving the approval of the Planning Commission, the owner or proponent of the proposed planned development shall record the approved plan in the Office of the Registrar of Blount County.

No building permit for building construction or site preparation shall be issued for development in an "E-2" District until and unless a development plan approved by the Planning Commission has been recorded in the Office of the Registrar of Blount County. If the development is completed in phases, permits shall be issued for subsequent phases only on completion of previous phases, as certified by the Alcoa Regional Planning Commission, who will authorize the City Building Official to review the construction permits.

c. The administrative review process shall include, but shall not be limited to, the following:

1. When and after the proposed "E-2" District is established, the owner or proponent of the proposed development shall strictly adhere to all conditions, schedules, and development requirements recommended by the Planning Commission and approved by the Board of Commissioners.

2. When and after the "E-2" District is established, the owner or proponent of the proposed development must submit any modifications of the approved plan that specifically affects established densities for the project; an increase or reduction involving capital investments for the provisions of utilities; changes in marketing strategy and restrictive covenants; modifications affecting publicly dedicated permanent rights-of-way or easements; and alterations to the approved overall master development to the Alcoa Board of Commissioners, for review and approval before any changes may be implemented.

3. The owner or proponent of the proposed development must also submit concurrently to the Alcoa Regional Planning Commission duplicate materials as provided for herein. However, the final approval of any changes specifically mentioned above shall be the responsibility of the Alcoa Board of Commissioners, with the Board reserving the right to request a recommendation from the Planning Commission (as added by Ord. No. 773, Section 3).

14-2.1205. Common open space.

(1) Common open space is defined as an area within a development designed and intended for the use of all owners or tenants of the development or for the use of the public in general.

(2) All land shown on the final plan as common open space must be conveyed under one of the options contained in sub-section 2 of Section 14-2.405 of this Code.

(3) No common open space may be put to any use not specified in the final plan unless the final development plan has been amended to permit that use.

(4) The organization owning the common open space shall have the same authority and shall be governed by the same requirements to levy and collect assessments as contained in Section 14-2.405 of this Ordinance and the City shall have the same right to maintain the common space upon the failure of the organization owning the same to

maintain such common open space as is contained in Section 14-2.405 of this Ordinance (as added by Ord. No. 773, Sec. 3).